



City of El Paso – City Plan Commission Staff Report

Case No: SUSU16-00054 Rocket Warehouse Park Unit 3 Replat A
Application Type: Resubdivision Final
CPC Hearing Date: August 11, 2016
Staff Planner: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location: West of Dyer and South of Sean Haggerty
Acreage: 14.56 acres
Rep District: 4
Existing Use: Vacant
Existing Zoning: C-4 (Commercial)
Proposed Zoning: C-4 (Commercial)
Nearest Park: Jorge Montalvo Park (.80 miles)
Nearest School: Desertaire Elementary (.56 miles)
Park Fees Required: \$103,360.00
Impact Fee Area: N/A
Property Owner: Dyer Palms, LTD.
Applicant: Dyer Palms, LTD.
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: C-4/ (Commercial) / R-F/ (Ranch-Farm) / vacant
South: C-4/ (Commercial) / vacant
East: C-4/ (Commercial) / warehouse
West: C-4/ (Commercial) / vacant

PLAN EL PASO DESIGNATION: G7, Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant proposes to resubdivide 14.56 acres. The proposed development is for one multi-family lot. Access to the subdivision is from Dyer Street and Ameen Drive. This subdivision is being reviewed under the current subdivision code.

The applicant submitted an exception request to allow for a temporary dead-end street (Ameen Drive) to exceed the maximum allowed length of 300 ft. for a cul-de-sac. The applicant does propose to construct a temporary turnaround at the end of Ameen Drive which is expected to extend into a future development. The exception request was approved with the preliminary plat on June 2, 2016. The applicant will be dedicating the temporary turnaround by separate instrument.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the exception request and **approval** of Rocket Warehouse Park Unit 3 Replat A subdivision on a Resubdivision Final basis subject to the following conditions and requirements:

Planning Division Recommendation:

The Planning Division recommends **approval** of the exception request as per Section 19.15.100.B and approval of Rocket Warehouse Park Unit 3 Replat A Subdivision.

19.15.100.B.- Dead-end Streets.

A temporary dead-end street shall not exceed the maximum allowed length of a normal cul-de-sac, and the temporary turnaround bulb must be constructed like a cul-de-sac.

Plan El Paso Goals & Policies

The applicant's proposal meets Goal 6.1 of Plan El Paso:

Goal 6.1: Maintain a sustainable and efficient housing supply for all residents of El Paso.

Policy 6.1.1: Strive to distribute a variety of housing types throughout the City to expand choices available to meet the financial, lifestyle, and cultural needs of El Paso's diverse population. Strongly encourage housing types that take into account non-traditional households and multi-generational families.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

No objections.

Capital Improvement Department - Parks

We have reviewed **Rocket Warehouse Park #3 Replat "A"**, a resubdivision final plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, Applicant has submitted copy of final signed covenants restricting the use to Residential use (Multi-family) with a maximum of 152 dwelling units therefore "Park fees" will be assessed as follows:

1. **If** applicant provides copy of final signed/recorded covenants restricting the number of dwelling units to 152 and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$103,360.00** based on Residential subdivision requirements calculated as follows:

152 Multi-family dwelling units @ \$680.00 / dwelling = \$103,360.00

Please allocate generated funds under Park Zone: **NE-5**

Nearest Park(s): **Jorge Montalvo**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

No comments received.

El Paso County 911 District

No comments received.

Streets and Maintenance Department

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

El Paso Electric Company

No comments received.

Texas Gas Company

No comment received.

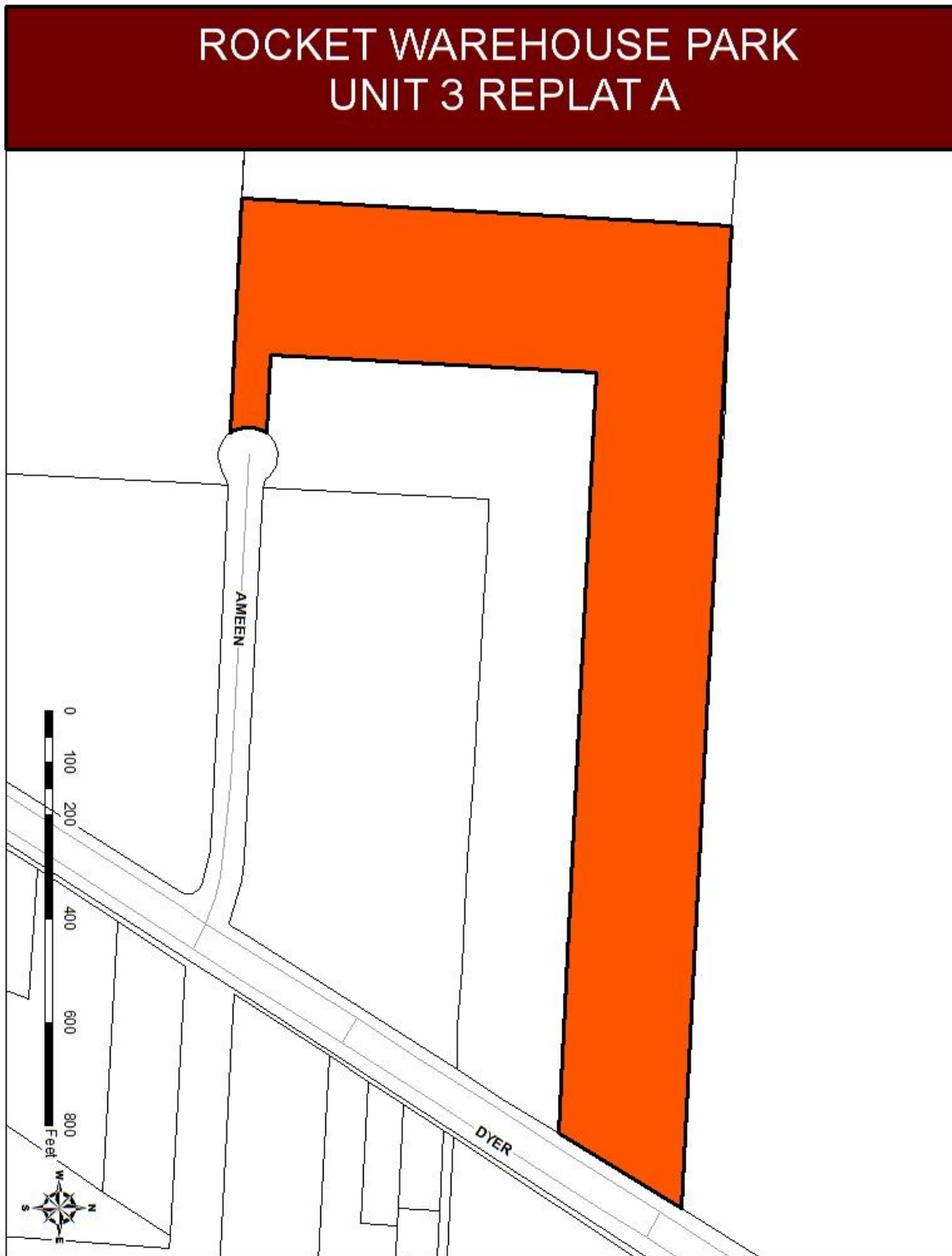
Additional Requirements and General Comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Final plat
4. Exception Request
5. Application

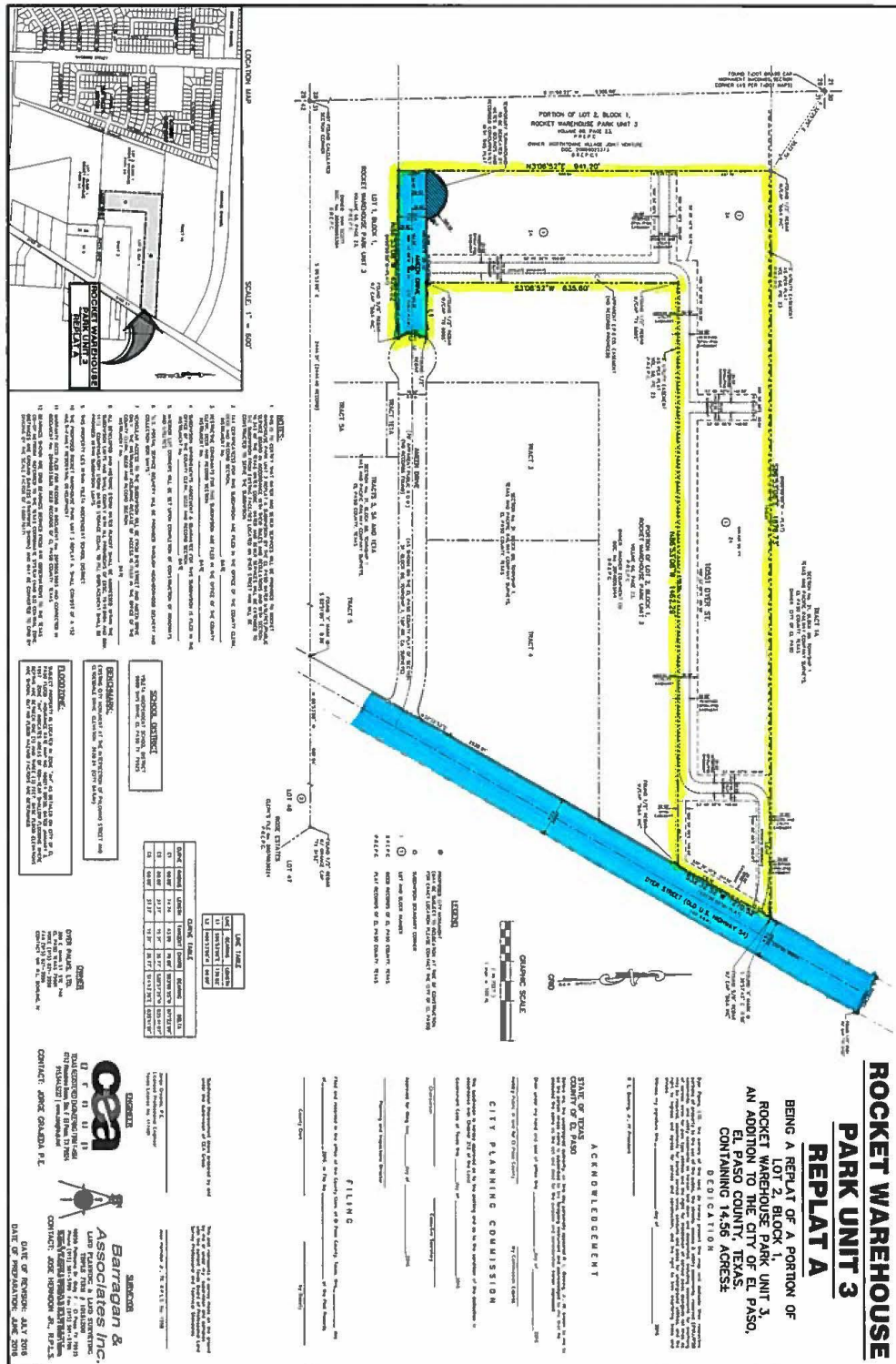
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

August 3, 2016

City of El Paso-Planning & Inspections Development
801 Texas Ave.
El Paso, Texas 79901

Attention: Ms. Armida R. Martinez,
Planner

Reference: Rocket Warehouse Park Unit 3 Replat A – Modification Letter

Dear Ms. Martinez:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustments:

Modification No. 1:(Section 19.15.100.B)

An exception to allow for a temporary dead-end street to exceed the maximum allowed length for a cul-de-sac. Ameen Drive is proposed to be extended from the existing street to allow for a secondary point of access to the property. It will also allow for a future street extension to the land located west of the proposed project. Ameen Dr. will include a temporary turnaround bulb at the end of the street and constructed as per Code requirements. In addition to, the Developer intends to improve the substandard conditions of the existing street with new pavement structure, curbs, and sidewalks.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in black ink, appearing to read 'Jorge Grajeda', is written over the typed name.

Jorge Grajeda, P.E.
Project Manager

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Jg/Jg

engineers • architects • planners

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION FINAL SUBDIVISION APPROVAL

DATE: 7/19/2016

FILE NO. SUSU16-00054

SUBDIVISION NAME: Rocket Warehouse Park Unit 3 Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a replat of a portion of Lot 2, Block 1, Rocket Warehouse Park Unit 3
An addition to the City of El Paso, El Paso County, Texas
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|--------------|----------|-----------------------|--------------|----------|
| Single-family | _____ | _____ | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | <u>0.66</u> | <u>1</u> |
| Apartment | <u>12.69</u> | <u>1</u> | Ponding & Drainage | <u>1.21</u> | <u>1</u> |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below) | _____ | _____ |
| Park | _____ | _____ | | _____ | _____ |
| School | _____ | _____ | Total No. Sites | _____ | <u>4</u> |
| Commercial | _____ | _____ | Total (Gross) Acreage | <u>14.56</u> | _____ |
| Industrial | _____ | _____ | | | |
3. What is existing zoning of the above described property? C-4 Proposed zoning? C-4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow/storm drain system to a proposed private on-site ponding area
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No _____
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
- If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 004 - Vested Rights



City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Dyer Palms. LTD. 300 E. Main St. Ste. 740 El Paso Tx 79901 (915)821-3550
(Name & Address) (Zip) (Phone)
13. Developer Dyer Palms. LTD. 300 E. Main St. Ste. 740 El Paso Tx 79901 (915)821-3550
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste. F El Paso Tx 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE:

REPRESENTATIVE:

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
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